



City of Fairview Heights

CITY COUNCIL MEETING AGENDA
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS, IL 62208
May 19, 2026
7:00 P.M.

The City Council meeting will be held in the Council Chambers. Participation (only) join at <https://meet.goto.com/COFH> or dial in at 1 (786) 535-3211 - Access Code: 808-004-661 - Please mute your phone during the meeting. To install the application: <https://meet.goto.com/install>

A. Pledge of Allegiance

F. Consent Agenda:

City Council Minutes – May 5, 2026

Finance Director's Report

Presentation of Bills - \$ 4,331,181.81

B. Invocation

C. Call to Order

G. Committee Reports

D. Roll Call

H. Communications from Mayor

E. Public Participation

I. Communication from Elected Officials

J. UNFINISHED BUSINESS

None

K. NEW BUSINESS

Proposed Resolution No. 34-'26 a Resolution authorizing the Mayor to enter into an agreement with Morrow Brothers for the purchase of one 2026 Ford F150 Crew Cab 4X2 Pickup Truck for use by the vehicle maintenance division of the Public Works Department. (Operations Committee)

Proposed Resolution No. 35-'26 a Resolution for Improvement Under the Illinois Highway Code – Old Collinsville Turn Lane at Ashland. (Operations Committee)

Proposed Resolution No. 36-'26 a Resolution for Improvement Under the Illinois Highway Code – Ashland Ave. Phase 1. (Operations Committee)

L. MOTION

Motion to appoint the following individuals to serve on various boards and commissions for the terms as specified:

Position	Name	Term Expiration
Plumbing Inspector/Chair	Mike Ehret	05/01/2027
Beautification Chair	Cheryl Draves	05/01/2027
Beautification Commission	Randy Yates	05/01/2028

L. MOTION – CONTINUED

Motion to appoint the following individuals to serve on various boards and commissions for the terms as specified:

Position	Name	Term Expiration
Beautification Commission/VP	Mark Burgdorf	05/01/2029
Beautification Commission	Dave Peck	05/01/2029
Electrical Commission/Chair	Justin Loepker	05/01/2027
Electrical Commission	Richard Boehn	05/01/2027
Electrical Commission	Steve Werner	05/01/2027
Electrical Commission	Bob Snell	05/01/2027
Library Board of Directors	Carolyn Clark	05/01/2027
Library Board of Directors	Laurinda hardy	05/01/2029
Planning Commission	Bill Hopkins	05/01/2029
Planning Commission	Pat Wesemann	05/01/2029
Police Pension Board	Pat Peck	05/01/2028
Zoning Board of Appeals	Charles Peterson	05/01/2031
Zoning Board of Appeals	Marcia Gelhausen	05/01/2031

M. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS
CITY COUNCIL MINUTES
May 05, 2026**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 p.m. by Mayor Mark T. Kupsky in the City Council Chambers, 10025 Bunkum Road, Fairview Heights, IL and also conducted virtually for guest attendees and City Council members per Resolution 4391-2021 with the Pledge of Allegiance and Invocation by City Clerk Karen Kaufhold.

ROLL CALL

Roll call of Aldermen present: Bill Poletti, Frank Menn, Derrick King, James Winkeler, Barbara Brumfield, Jeff Harris, Brenda Wagner, Pat Peck, and Anthony LeFlore. Alderman Josh Frawley was absent – excused to attend virtually. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

PUBLIC PARTICIPATION

Cael Crockett – discussed his concerns with Flocked Cameras. He believes they are easy to control, manipulate and susceptible to being hacked.

Mary Eddy – discussed concerns with City Yard Work, wanting details on work that will be done on Cedar Drive.

Mayor Mark responded and advised Mary to speak with the Public Works Director John Hardy.

Mary Eddy – discussed concerns with turn lane into Hobby Lobby.

CONSENT AGENDA

Alderman LeFlore moved to approve the April 21, 2026 City Council Meeting Minutes. Seconded by Alderman Winkeler.

Roll call on the April 21, 2026 City Council Meeting Minutes showed Alderman Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck, and LeFlore voting “Yea”. Motion passes with 10 yeas.

COMMITTEE REPORTS

The Mayor announced that the Operations and Administration meeting will be on Wednesday, May 13, 2026 at 7:00 P.M.

COMMUNICATIONS FROM THE MAYOR

The Mayor started the meeting by recognizing Municipal Clerks Weeks, reading the Proclamation and acknowledging our City Clerk, Karen Kaufhold and Deputy Clerk, Veronica Gabriel. Mayor Mark announced Alderman Bill Poletti’s 50th Wedding Anniversary. He also congratulated Attorney Andrew Hoerner for making Partner in the law firm. Mayor Mark informed us the America 250th details have been finalized and the event will take place at the Municipal Complex on June 27th, 2026 from 5:00 P.M. to 10:00 P.M. Yard Signs for America 250th are still available to residents. Mayor shared The REC recently celebrated its 7-year Anniversary. Mayor updated us on the temporary Dog Park, stating it will be open next Wednesday, May 13, 2026.

COMMUNICATIONS FROM ELECTED OFFICIALS

Alderman Pat Peck – discussed the details of the next Trekking for Trash.

Alderman Brenda Wagner – announced there will be Special Needs Wiffle Ball at Moody Park every Thursday at 6:00 P.M., weather permitting.

UNFINISHED BUSINESS

None

NEW BUSINESS

Proposed Ordinance No. 37-'26 an Ordinance amending Ordinance No. 190 "The Revised Code", Chapter 14, "The Development Code", Section 14-2-2, "Zone District Map and Boundaries" by changing the Zone District of certain real property numbers known as Parcel Identification Numbers 03-28.0-106-009 from B3 – Community Business to B – 4 – Retail Business. Motion by Alderman Wagner. Seconded by Alderman Brumfield. Proposed Ordinance No. 37-'26 was read for the first time.

Motion by Alderman Wagner to advance Proposed Ordinance No. 37-'26 to the second reading. Seconded by Alderman Peck.

Roll call to advance Proposed Ordinance No. 37-'26 to the second reading showed Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck and LeFlore voting "Yea". Motion passes with 10 yeas.

Roll call on Proposed Ordinance No. 37-'26 showed Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck and LeFlore voting "Yea". Motion passes with 10 yeas.

Proposed Ordinance No. 37-'26 passed on 10 yeas.

Proposed Ordinance No. 37-'26 now becomes **ORDINANCE NO. 2024-2026**

Proposed Ordinance No. 38-'26 an Ordinance granting an Area Bulk Variance to allow a detached carport to be 17' from the front property line at 9745 Ridge Heights Rd, Fairview Heights, PIN # 03-30.0-401-053. Motion by Alderman Poletti. Seconded by Alderman Harris. Proposed Ordinance No. 38-'26 was read for the first time.

Motion by Alderman Poletti to advance Proposed Ordinance No. 38-'26 to the second reading. Seconded by Alderman Peck.

Roll call to advance Proposed Ordinance No. 38-'26 to the second reading showed Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck and LeFlore voting "Yea". Motion passes with 10 yeas.

Roll call on Proposed Ordinance No. 38-'26 showed Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck and LeFlore voting "Yea". Motion passes with 10 yeas.

Proposed Ordinance No. 38-'26 passed on 10 yeas.

Proposed Ordinance No. 38-'26 now becomes **ORDINANCE NO. 2025-2026**

Proposed Resolution No. 32-'26 a Resolution authorizing the Mayor to enter into an Agreement for Professional Services with Farnsworth Group for Re-Design Services related to conversion from septic to sewer for the Pleasant Ridge Park Renovation Project in the amount of \$7,500. Motion was made by Alderman Brumfield. Seconded by Alderman Harris.

Roll call on Proposed Resolution No. 32-'26 showed Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck and LeFlore voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 32-'26 passed on 10 yeas.

Proposed Resolution No. 32-'26 now becomes **RESOLUTION NO. 4713-2026**

Motion made by Alderman Peck for the City of Fairview Heights in Support of Municipal Housing Authority. Seconded by Alderman Wagner. Mayor Mark read aloud the details of the motion for the City of Fairview Heights in Support of Municipal Housing.

Roll call on the motion for the City of Fairview Heights in Support of Municipal Housing showed Aldermen Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner, Peck and LeFlore voting "Yea". Motion passes with 10 yeas.

Motion made by Alderman Wagner moved to adjourn. Seconded by Alderman Poletti. Motion carried.

Meeting adjourned at 7:31 P.M.

Respectfully submitted,

Karen Kaufhold
CITY CLERK

Memo

To: Mayor & City Council
From: Gina Rader - Director of Finance
CC: City Clerk & Directors
Date: May 15, 2026
Re: Finance Report – May 19, 2026 City Council Meeting

Bill List

The Bill List for April 2026 was presented to the Finance Committee and recommended to be forwarded to the May 19, 2026, City Council Meeting. The amount is \$ 4,331,181.81.

Sales Tax Report

Attached is the March Sales Tax Report. The City saw a 4.1% decrease (\$19,167.91) in sales tax revenue this month compared to the same period last year.

CITY OF FAIRVIEW HEIGHTS, IL
SALES TAX REPORT
State 1% Municipal Tax Portion

DISTRIBUTION MONTH	MAY 2018 - APRIL 2019	MAY 2020 - APRIL 2021	MAY 2021 - APRIL 2022	MAY 2022 - APRIL 2023	MAY 2023 - APRIL 2024	MAY 2024 - APRIL 2025	MAY 2025 - APRIL 2026	MAY 2026 - APRIL 2027	% CHANGE	CHANGE IN DOLLARS
MAY	\$ 553,114.13	\$ 518,363.86	\$ 485,349.04	\$ 566,819.87	\$ 611,908.51	\$ 629,180.65	\$ 622,533.94	\$ 603,366.03	-4.1%	\$ (19,167.91)
JUN	676,704.83	473,959.16	779,052.70	762,542.61	743,018.96	741,809.41	783,008.20			
JUL	555,320.85	292,786.39	671,227.76	729,663.46	646,895.58	645,682.49	701,715.12			
AUG	607,357.54	352,983.85	705,072.08	696,071.59	671,800.32	672,068.48	708,685.86			
SEP	623,578.60	573,698.65	769,875.25	723,295.00	714,236.85	686,146.56	755,562.63			
OCT	540,557.44	553,942.65	644,304.43	655,076.98	633,142.68	662,673.06	714,150.91			
NOV	570,594.16	539,090.76	669,316.96	657,316.09	666,756.88	681,623.37	710,507.47			
DEC	577,677.65	588,959.31	639,166.02	711,995.75	687,640.20	661,750.89	723,106.41			
JAN	560,273.13	552,631.29	666,763.34	688,819.03	667,526.21	761,850.84	717,013.49			
FEB	668,036.72	555,336.35	707,919.44	717,165.05	722,678.85	779,355.75	749,666.72			
MAR	870,591.30	800,244.14	1,021,806.92	938,892.59	965,462.25	954,362.92	1,006,113.92			
APR	457,194.13	499,297.62	567,463.90	591,594.14	597,229.68	581,935.70	608,444.92			
YTD TOTAL	\$ 7,261,000.48	\$ 6,301,294.03	\$ 8,327,317.84	\$ 8,439,252.16	\$ 8,328,296.97	\$ 8,458,440.12	\$ 8,800,509.59			\$ (19,167.91)
YTD CHANGE	-1.8%	-13.6%	33.7%	1.1%	-1.5%	1.9%	4.0%			
MONTHLY AVG	\$ 605,083.37	\$ 525,107.84	\$ 693,943.15	\$ 703,271.01	\$ 694,024.75	\$ 704,870.01	\$ 733,375.80			

MOTION OF THE CITY OF FAIRVIEW HEIGHTS

A MOTION OF THE CITY OF FAIRVIEW HEIGHTS IN SUPPORT OF MUNICIPAL HOUSING AUTHORITY

WHEREAS, the **City of Fairview Heights (City)** has the responsibility to promote public health, safety and general welfare by regulating land use, density and development standards within the **City**; and

WHEREAS, the **City** recognizes that municipal authority of land use and zoning is a means to address separating incompatible land uses, protecting property values, managing traffic flow, ensuring adequate infrastructure and guiding orderly community growth; and

WHEREAS, the **City** reiterates that community-led policies for land use and zoning are not causing a crisis of housing affordability or availability; and

WHEREAS, land use and zoning decisions are appropriately made at the local level by municipal officials familiar with the unique characteristics of the City; and

WHEREAS, the **City Council of Fairview Heights** find that the existing municipal authority for land use and zoning is essential for the continuing community vitality of the **City**.

NOW, THEREFORE, be it resolved by the **City Council of Fairview Heights** as follows:

Section 1. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. The **City** urges the Illinois General Assembly and Governor to preserve municipal authority for land use and zoning in its current form without additional restrictions on municipal governments and the communities they serve.

Section 3. The **City Clerk** shall forward a copy of this Motion to the Illinois Municipal League.

PASSED: 05-05-2026

APPROVED: 05-06-2026

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD, CITY CLERK
CITY OF FAIRVIEW HEIGHTS

Roll Call of Aldermen voting “Yea”

Bill Poletti
Frank Menn
Josh Frawley
Derrick King
James Winkeler

Brumfield
Jeff Harris
Brenda Wagner
Pat Peck
Anthony LeFlore

PROPOSED RESOLUTION NO. 34-'26

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MORROW BROTHERS FOR THE PURCHASE OF ONE 2026 FORD F150 CREW CAB 4X2 PICKUP TRUCK FOR USE BY THE VEHICLE MAINTENANCE DIVISION OF THE PUBLIC WORKS DEPARTMENT.

WHEREAS, the Vehicle Maintenance Division of the Public Works Department is in need of one Ford F150 Crew Cab 4x2 Pickup Truck, and

WHEREAS, Morrow Brothers has submitted a price, per the State of Illinois, for a 2026 Ford F150 Crew Cab 4x2 Pickup Truck for a total cost of FORTY-SIX THOUSAND SIX HUNDRED EIGHT-SEVEN DOLLARS AND NO CENTS (\$46,687.00).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS:

That the Mayor be and is hereby authorized to enter into an agreement with Morrow Brothers, 1242 Main Street, Greenfield, Illinois 62044, for one 2026 Ford F150 Crew Cab 4x2 Pickup Truck for a total cost of FORTY-SIX THOUSAND SIX HUNDRED EIGHTY-SEVEN DOLLARS AND NO CENTS (\$46,687.00) to be used by the Vehicle Maintenance Division of the Public Works Department per the sales quote attached hereto, made a part hereof, and marked "Exhibit A."

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED:

APPROVED:

ATTEST:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

KAREN J. KAUFHOLD - CITY CLERK

"EXHIBIT A"

John Harty

From: Frank Vollmer
Sent: Wednesday, May 13, 2026 1:46 PM
To: John Harty
Subject: FW: F-150

From: Paul Muehling <paul@morrowbrothersfordinc.com>
Sent: Wednesday, May 13, 2026 1:44 PM
To: Frank Vollmer <vollmer@cofh.org>
Subject: F-150

Notice: This email was sent from an outside address.

City of Fairview Heights, IL.
10025 Bunkum Rd
Fairview Heights, IL. 62208
618-397-0616
Mr. Frank Vollmer

One new 2026 F-150 Crew Cab 4x2 Pickup Truck 5'-6" Bed Oxford White
395 HP V8 FFV with 10 Speed Automatic Transmission
Vinyl 40/20/40 Front Seat
E Locking Rear Axle
Weather Tech Floor Liners
53A Class IV Tow Package with 4/7 Pin Wiring, Upgraded Cooling and Stabilizer Bar
LT265/70R17E BSW All Terrain Tires
Drop in Bed Liner
Daytime Running Lamps (DRL)
Extra Key w/Remote
New MP License and Title
Whelen Four Corner LED Vertex Kit
Agency Pick Up Greenfield, IL. No Fuel Included

Total \$46,687.00

Paul Muehling
314-494-7957
Morrow Brothers Ford
Commercial/Government Truck/Equipment Sales

PROPOSED RESOLUTION NO. 35-'26



**Illinois Department
of Transportation**

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Supplemental

Resolution Number

Section Number

19-00276-07-PW

BE IT RESOLVED, by the Council

Governing Body Type

of the City

Local Public Agency Type

of Fairview Heights

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Old Collinsville Road	0.08	FAU 9168	182+98.25	187+14.58
Ashland Avenue		FAU 9163		

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Adding a southbound right turn lane from Old Collinsville Road onto Ashland Avenue, signal mods, pedestrian accommodations and incidentals.

2. That there is hereby appropriated the sum of

One Hundred Thousand

Dollars (\$100,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Karen Kaufhold

City

Clerk in and for said City

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Fairview Heights

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council

Governing Body Type

of Fairview Heights

Name of Local Public Agency

at a meeting held on May 19, 2026

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this

Day

day of

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation



Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

25-00308-04-RS

BE IT RESOLVED, by the Council

Governing Body Type

of the City

Local Public Agency Type

of Fairview Heights

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Ashland Avenue	0.5	FAU 9163	35+09	61+49

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

The proposed improvements to Ashland Avenue will consist of patching to repair damaged and distressed pavement followed by a hot-mix asphalt overlay and pavement marking. Selective areas of curb & gutter and sidewalk will be repaired with curb ramps reconstructed to maintain ADA compliance.

2. That there is hereby appropriated the sum of

Fifty Thousand

Dollars (\$50,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Karen Kaufhold

Name of Clerk

City

Local Public Agency Type

Clerk in and for said City

Local Public Agency Type

of Fairview Heights

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council

Governing Body Type

of Fairview Heights

Name of Local Public Agency

at a meeting held on May 19, 2026

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date

Department of Transportation